

## CITY OF BEAVERTON

# PLANNING COMMISSION

### *FINAL AGENDA*

**BEAVERTON CITY HALL  
COUNCIL CHAMBERS  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005**

**JUNE 18, 2003**

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

#### PUBLIC HEARINGS

1. **TA2003-0002 - Downtown Regional Center Modifications**
2. **CPA2003-0005 - Downtown Regional Center Modifications**

The intent of the proposed Comprehensive Plan and Development Code Text Amendments is to implement the Redevelopment Plan for the 114<sup>th</sup> Avenue study area of the Downtown Beaverton Regional Center. This planning process was initiated through a State Transportation and Growth Management (TGM) grant with objectives to increase density, improve access, establish mixed land use patterns, improve pedestrian and bicycle facilities, and establish an alignment for a new north-south street through the area. The 114<sup>th</sup> Avenue study area is within the Regional Center - East District: RC-E. The proposed Development Code Text Amendment addresses necessary changes to the RC-E zoning district, the Regional Center Site Development requirements, and the Regional Center Supplementary Regulations, as well as assigning the Major Pedestrian Route designation to certain streets in the Downtown Beaverton Regional Center. The RC-E zoning district extends beyond the 114<sup>th</sup> Avenue study area. The proposed Text Amendment application intends to implement redevelopment consistent with the 114<sup>th</sup> Avenue vision, but not add a hardship for existing uses outside of the 114<sup>th</sup> Avenue study area. The Comprehensive Plan Amendment addresses proposed changes to the Transportation Element and the Downtown Regional Center Community Plan.

3. **CU2003-0009 - JESUIT HIGH SCHOOL BUILDING ADDITIONS**
4. **DR2003-0046 - JESUIT HIGH SCHOOL BUILDING ADDITIONS**
5. **TP2003-0008 - JESUIT HIGH SCHOOL BUILDING ADDITIONS**

Jesuit High School proposes removal of the existing Sauvie Hall building, which contains offices and residences, and the replacement of it at the same location, with a new building containing offices to be known as the Business Center. A new two story residence building is proposed adjacent to the Business Center and a new addition is proposed to the existing Chapel, planned for use as a worship area. Overall, the building additions, planned over two phases of development, comprise approximately 9,600 square feet of additional building area. The applicant also proposes removal of trees, identified as Landscape Trees, for removal and for relocation on the site in close proximity to the proposed building area. In addition, revisions are proposed to landscape areas, internal vehicle and pedestrian circulation areas. Jesuit High School contains approximately 32 acres.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

## **PUBLIC HEARING FORMAT**

**Chairperson Opens Hearing**

**City Staff Presents Staff Report**

**Applicant Identifies & Explains their Request**

**Public Testimony For or Against**

**Rebuttal Testimony**

**Applicant**

**Staff Comments**

**City Attorney's Comments**

**Chairperson Closes Hearing**

**Deliberation & Action**

Agenda items will not necessarily be heard in the order presented above.

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